



### **3 Woodrow Place, Spalding, PE11 1BF**

**£130,000**

Ark Property Centre are delighted to offer to market under the South Holland Low Cost Housing Scheme this two bedroom home built by Broadgate Homes in 2007. This property is presented in good order both inside and out and benefits from allocated parking to the rear. The accommodation includes lounge, kitchen diner, cloakroom, two bedrooms, family bathroom and enclosed rear garden. All interested parties are advised to contact South Holland District Council and Ark for more information.



**Lounge 12'9" x 9'10", 282'1" (3.91m x 3,86m)**



PVCu double glazed window and door to front, coving to textured ceiling, radiator, stairs to first floor landing, door to kitchen.



**Kitchen 12'7" x 9'6" (3.86m x 2.90m)**



PVCu double glazed window and door to rear, coving to textured ceiling, vinyl flooring. Fitted with a matching range of base and eye level units with

additional units added to the dining area, roll edge work surfaces with tiled splashback, four ring gas hob with stainless steel extractor hood over and electric oven and grill under, stainless steel sink and drainer with chrome mixer tap over, space and plumbing for washing machine and condensing tumble dryer, space for upright fridge freezer.



**WC**



Fitted close coupled toilet and wash hand basin with chrome taps over.

**Landing**

With doors to bedrooms and bathroom.

**Bedroom One 12'7" x 7'10" (3.86m x 2.41m)**



PVCu double glazed window to rear, coving to textured ceiling, radiator.



**Bedroom Two 8'9" x 7'8" (2.67m x 2.36m)**



PVCu double glazed window to front, coving to textured ceiling, radiator, built in cupboard with wall mounted mains gas central heating boiler.

**Bathroom 6'3" x 5'6" (1.91m x 1.70m)**



Coving to textured ceiling, vinyl flooring, radiator, extractor fan, shaving point. Fitted with a three piece suite comprising panel bath with chrome taps over and shower attachment, pedestal wash hand basin and close coupled toilet with push button flush.

**Outside**



There is a small paved walkway to the front of the property which is accessed via a wrought iron gate.

The rear of the property is fully enclosed, mostly laid to lawn with small patio area, cold water tap and timber store. A path leads to the rear gate giving access to one allocated parking space plus visitors space.





### Parking



### South Holland District Council Low Cost Housing

Available to purchase under the SHDC Low cost housing scheme, where the property is marketed at 80% of the full market value. The property is to assist buyers in local housing needs and all purchasers must need approval. The criteria is

having a local connection to South Holland (either living, working or having family in the district) and being within the SHDC affordability criteria. This property is not available to be purchased as a second home. For more information and application forms, please contact South Holland District Council.

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Property Postcode

For location purposes the postcode of this property is: PE11 1BF.

### Verified Material Information

Tenure: Freehold

Council tax band: A

Annual charge: £1406.76

Property construction: Brick with tiled roof  
Electricity supply: Mains, Eon  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains, Anglian Water  
Sewerage: Mains  
Heating: Mains gas central heating  
Heating features: None  
Broadband: As stated by Ofcom,

Broadband type Highest available download speed  
Highest available upload speed Availability  
Standard 16 Mbps 1 Mbps Good  
Superfast 80 Mbps 20 Mbps Good  
Ultrafast 10000 Mbps 10000 Mbps Good  
Mobile coverage: As stated by Ofcom,

Indoor  
Provider Voice Data  
EE Likely Likely  
Three Limited Limited  
O2 Limited Limited  
Vodafone Limited Limited

Outside  
Provider Voice Data  
EE Likely Likely  
Three Likely Likely  
O2 Likely Likely  
Vodafone Likely Likely

Parking: Allocated parking to rear  
Building safety issues: None  
Restrictions: South Holland Low Cost Housing Scheme  
Public right of way: No  
Flood risk: Zone 3 - Environment Agency  
Coastal erosion risk: None  
Japanese Knotweed: None  
Planning permission: None  
Accessibility and adaptations: None  
Coalfield or mining area: None  
Energy Performance rating: C

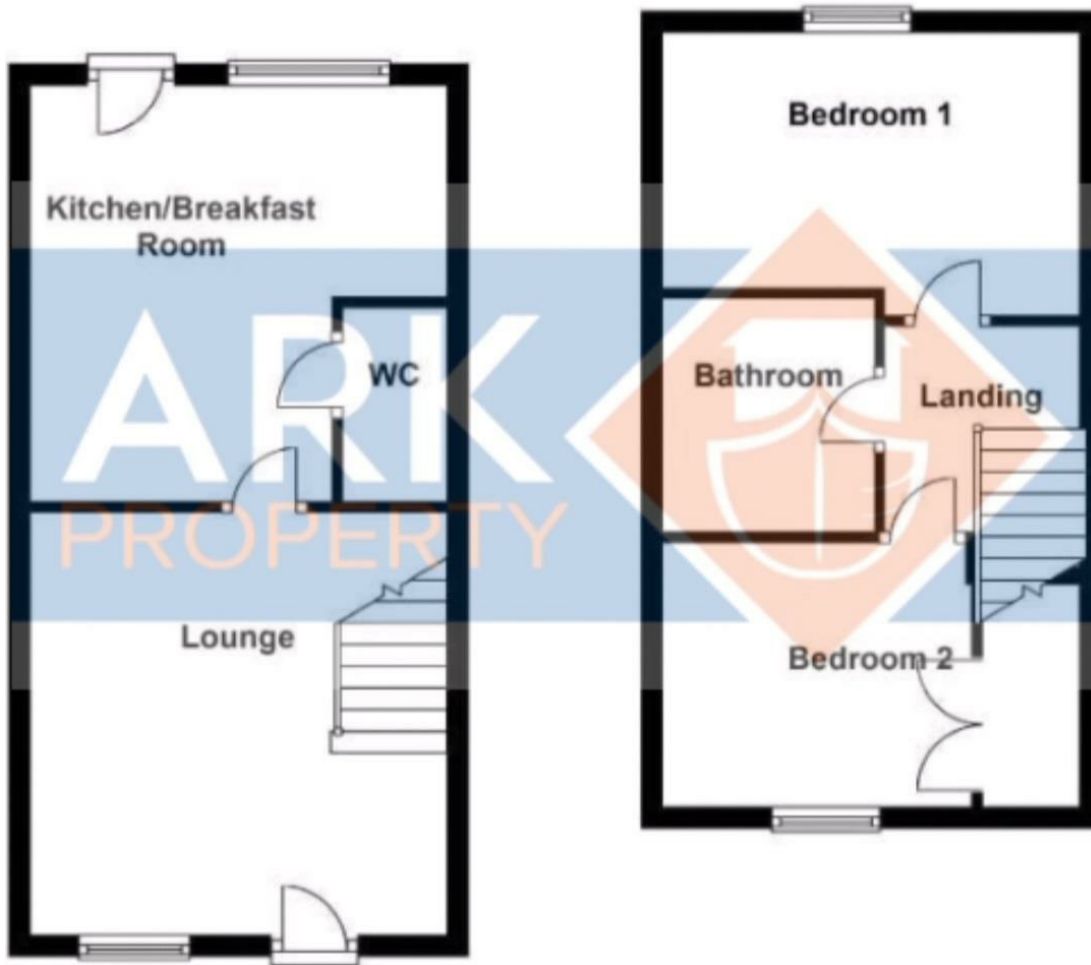
### **Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Floor Plan

Ground Floor

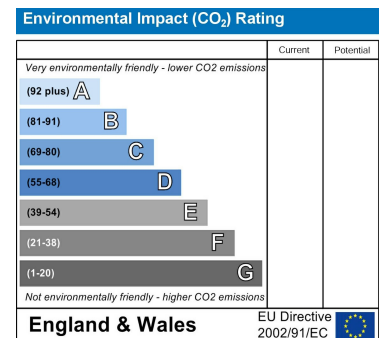
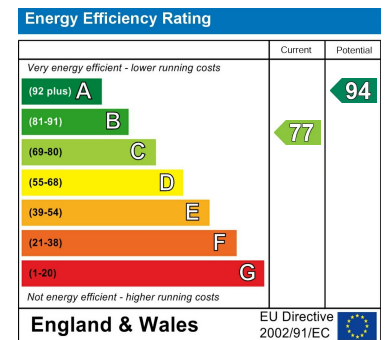
First Floor



Area Map



Energy Efficiency Graph



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